

142.0

0003

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

953,900 / 953,900

USE VALUE:

953,900 / 953,900

ASSESSED:

953,900 / 953,900


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
109-111		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: TROIANI LEONIDA & ELENA

Owner 2:

Owner 3:

Street 1: 109 HIGHLAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2600 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA: 0.11478

Total SF/SM: 5000

Parcel LUC: 104 Two Family

Prime NB Desc: Brackett

Total: 456,000

Spl Credit

Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

 Total Card / Total Parcel
 953,900 / 953,900
 953,900 / 953,900
 953,900 / 953,900

User Acct	91607
GIS Ref	
GIS Ref	
Insp Date	
11/29/17	

USER DEFINED	
Prior Id # 1:	91607
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/11/20	01:12:54
LAST REV	
Date	Time
02/25/20	10:16:13
mmcmakin	
10989	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

